

LAND FOR SALE

Big Creek Tract Cleveland Co., AR

- Timber & Recreation
- ±204 Acres Located Within Three Miles of Rison
- Purchase Your Own Hunting Property in South Arkansas
- Big Creek Bottoms

\$255,000.00

Please visit our website
www.kingwoodforestry.com
 to view maps and additional photographs.



KINGWOOD FORESTRY SERVICES, INC.
 PHONE: (870) 246-5757 FAX: (870) 246-3341
 4 EXECUTIVE CIRCLE P.O. BOX 65
 ARKADELPHIA, AR 71923



Kingwood Forestry Services, Inc. has been authorized to manage the sale of the Rison Tract (Listing #4827) described as All or Parts of Lots 9, 12, 15, 16, and 17, all located in Section 4, Township 9 South, Range 10 West, containing a total of 204.24 acres, more or less, Cleveland County, Arkansas (see attached maps).

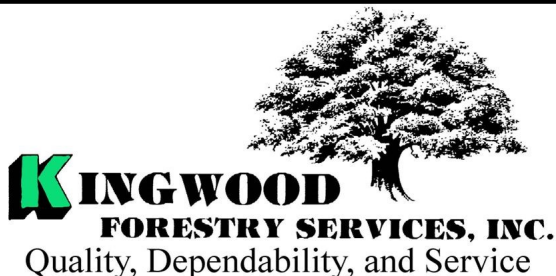
The tract is located three (3) miles northeast of Rison. Access is from Brushy Creek Road. Woods roads provide internal access. Timber consists of 48 acres of mature bottomland hardwood/pine and 148 acres of ±2017 pre-merchantable bottomland hardwood/pine. Balance of acreage is marsh area, great for duck hunting. Pine site index averages eighty-nine (89) feet (base age 50) on fine sandy and silt loam soils. Terrain is flat, with Big Creek and other large creeks flowing through tract. Tract offers open bottomland hardwoods for squirrel, hardwood reproduction for deer and hogs, and open water for ducks. Big Creek is a large creek, good for fishing.

Kingwood Forestry conducted an inventory on 48 acres of mature bottomland hardwood, with four (4) cruise lines running north and south in June, 2021. Based on the inventory, estimated tree counts and timber volumes are as follows:

Pine Sawtimber:	183 Trees	50,610 Board Feet	298 Tons
Pine Chip n' Saw:	37 Trees	1,575 Board Feet	18 Tons
Pine Pulpwood:	111 Trees	—	78 Tons
Red Oak Sawtimber	168 Trees	34,507 Board Feet	248 Tons
Gum & Misc. Sawtimber:	367 Trees	64,119 Board Feet	472 Tons
Hardwood Pulpwood:	3,969 Trees	—	1,121 Tons
Cypress Sawtimber	73 Trees	26,059 Board Feet	152 Tons
Cypress Pulpwood	201 Trees	—	69 Tons

Due to variations in cruising methods, utilization standards, and scaling practices, tree counts and timber volume estimates cannot be guaranteed. Volume report in Tons and Board Feet are included; additional timber volume estimates with tree counts by species, diameter, and height are available on our website at <http://www.kingwoodforestry.com/real-estate.html>.

Please see Method of Sale and Conditions of Sale within this Notice.



Notice: Any person receiving this land sale marketing material is considered a prospective buyer for the subject property. Should a prospective buyer or its agents choose to inspect the property, they do so at their own risk and assume all liability and shall indemnify Seller and its agents against any and all claims, demands or causes of action, of every kind, nature and description relating to its access to or presence on the property.

NOTICE OF LAND SALE
BIG CREEK TRACT (LISTING #4827) - CLEVELAND COUNTY, ARKANSAS
\$255,000.00

Method of Sale

The tract is offered for sale for \$255,000.00. Offers may be submitted using the attached Offer Form and may be delivered by e-mail to arkadelphia@kingwoodforestry.com, by fax to (870) 246-3341, or hand-delivered to #4 Executive Circle, Arkadelphia, Arkansas. All faxed / e-mailed offers will be immediately acknowledged; please await confirmation that your offer has been received. Offers may also be submitted by mail to Kingwood Forestry Services, Inc., P.O. Box 65, Arkadelphia, Arkansas 71923. Please call our office at (870) 246-5757 to confirm receipt of offers.

Conditions of Sale

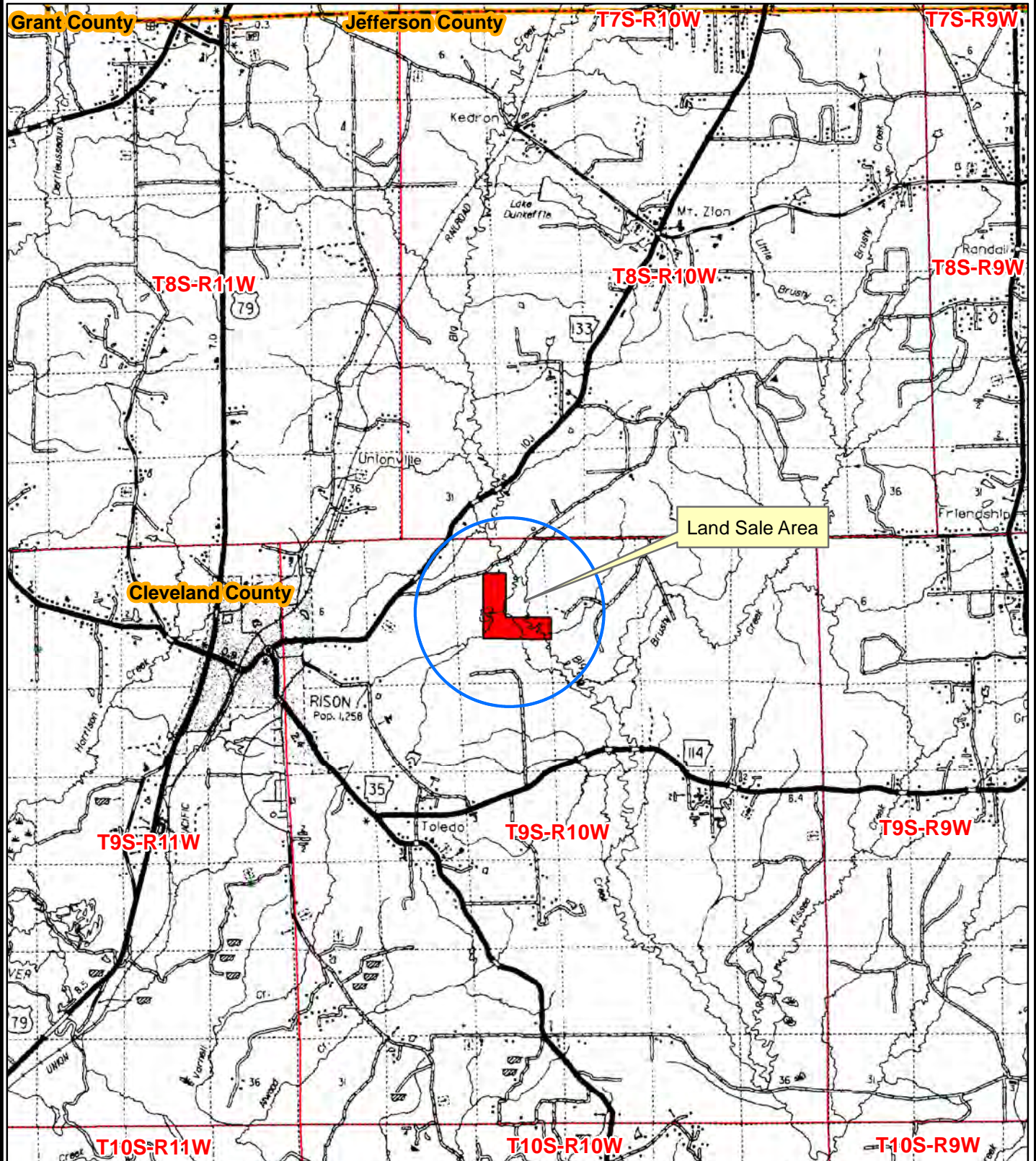
1. The landowner reserves the right to accept or reject any offer or to reject all offers.
2. Offers submitted will remain valid for (5) business days. Upon acceptance of an offer, a Contract of Sale, with earnest money in the amount of five percent (5%) of purchase price, will be executed between the buyer and landowner within seven (7) business days. A sample Contract of Sale may be provided in advance upon request. Terms are cash at closing. Closing is expected to be held within forty-five (45) days of offer acceptance.
3. Only offers for a specific dollar amount will be accepted. The parcel is being sold in its entirety for a single sum and not on a per acre basis. Advertised acreage is believed to be correct, but is not guaranteed. Offer price is for entire tract, regardless of acreage. Seller will not provide survey. The attached tract map is thought to be accurate but should not be considered as a survey plat.
4. Conveyance will be by Warranty Deed, subject to all previous mineral conveyances, reservations and exceptions, to any valid rights-of-way, easements, leaseholds, and to any protective covenants or restrictions, which may have been recorded affecting the property, with title assured through seller-provided title insurance policy. No environmental inspection or representation has been or will be made by seller. Seller will reserve any mineral rights they may own on the property advertised in this Notice.
5. Seller will pay prorated property taxes (to date of closing), deed preparation, and one-half (½) of deed stamps. Buyer will pay recording fees and one-half (½) of deed stamps.
6. A local title company will conduct the closing with buyer and seller each paying one-half (½) of fees of settlement / closing fees.
7. If prospective buyers or their agents wish to inspect the property, such property inspections shall be done at reasonable times during daylight hours. Prospective buyers and their agents understand and acknowledge that while on the property, prospective buyers and their agents assume all liability and shall indemnify Seller and its agents, property managements, and Kingwood Forestry Services from and against all claims, demands, or causes of action, of every kind, nature, and description relating to its access to or presence on the property.
8. Hunting equipment (such as deer stands, feeders, trail cameras, etc.) and any other man-made items found on the property do not convey unless stated otherwise.
9. Kingwood Forestry is the real estate firm acting as agent for the seller. All information presented in this prospectus is believed to be accurate. Prospective buyers are advised to verify information presented in this sale notice.
10. Questions regarding the land sale should be directed to licensed agents Jimmy Don Thomas or Brian Clark, or licensed broker Phil Wright, of Kingwood Forestry Services at 870-246-5757 or by e-mail at Arkadelphia@kingwoodforestry.com

Kingwood Forestry Services, Inc. represents the interests of the Seller of this property. All information presented in this flyer is believed to be accurate. Buyers are responsible for verifying information on this tract for themselves.

Kingwood makes no representation for the Buyer.

www.kingwoodforestry.com

NOTICE OF LAND SALE
"Big Creek Tract" - Listing #4827
Pt. Sec. 4, T9S, R10W, Cleveland County, Arkansas
Containing 204.24 acres, more or less

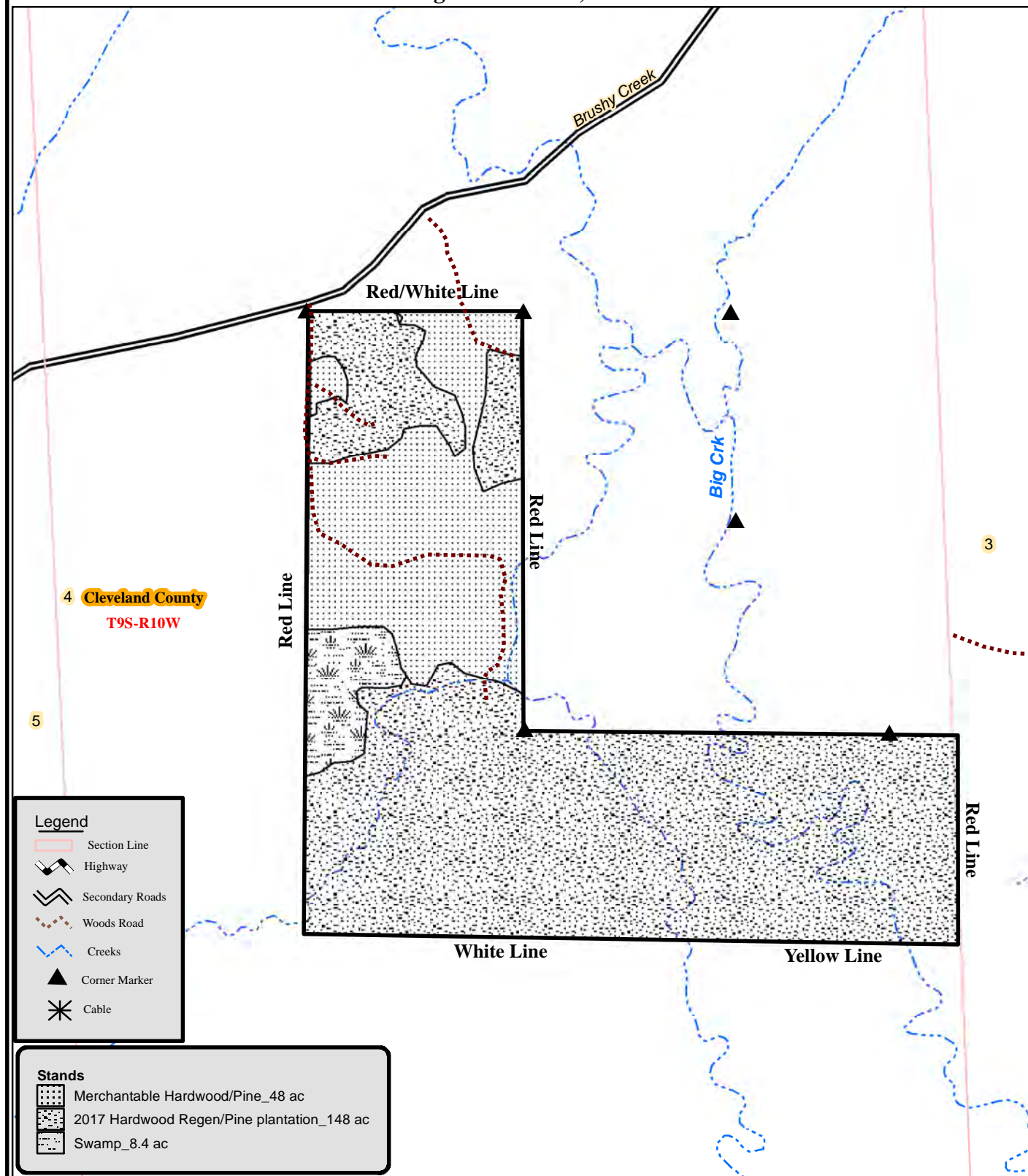


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Miles



Created: Date: 6/9/2021
Drawn By: JDT

NOTICE OF LAND SALE
"Big Creek Tract" - Listing #4827
Pt. Sec. 4, T9S, R10W, Cleveland County, Arkansas
Containing 204.24 acres, more or less

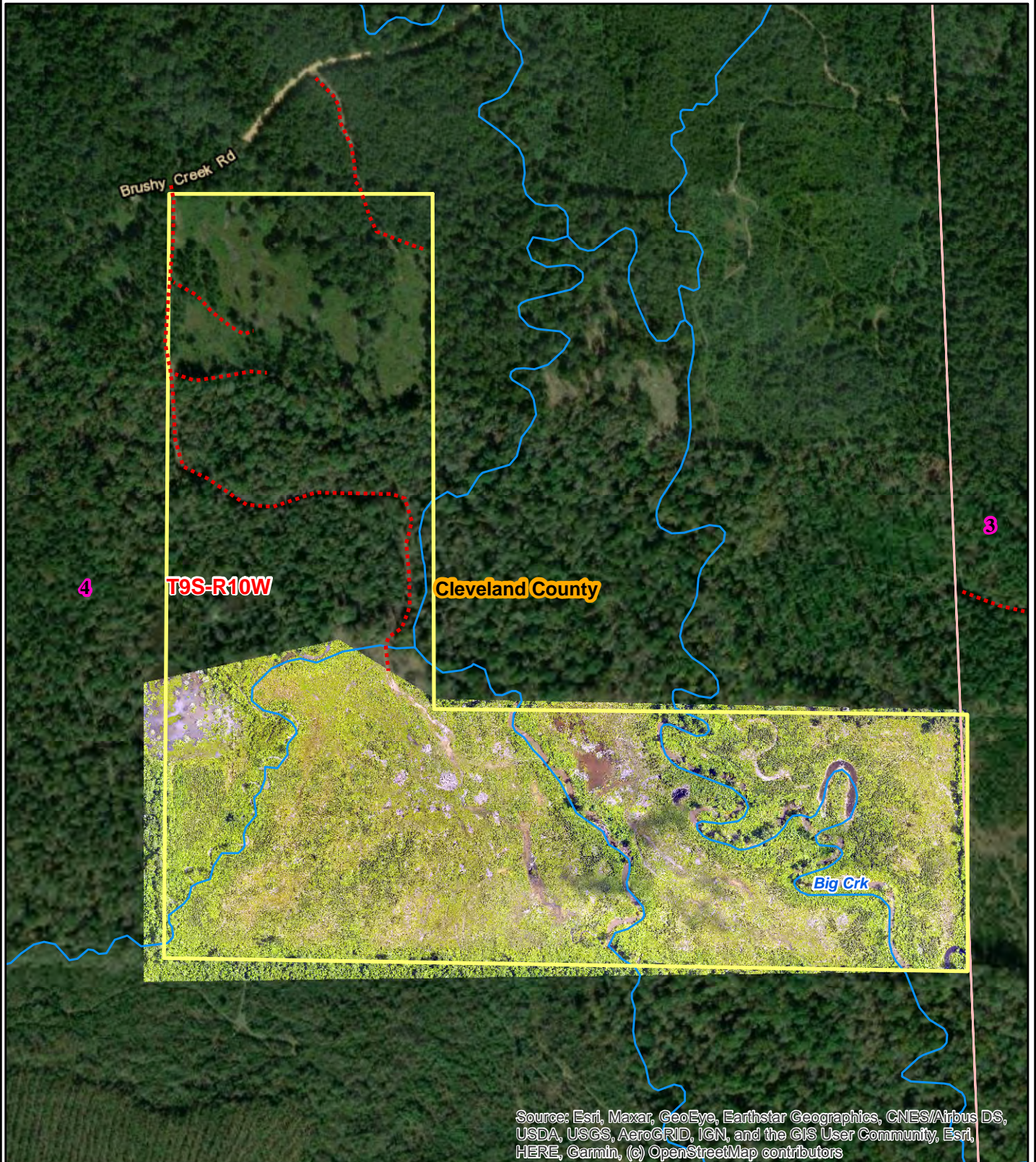


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Created: Date: 6/9/2021
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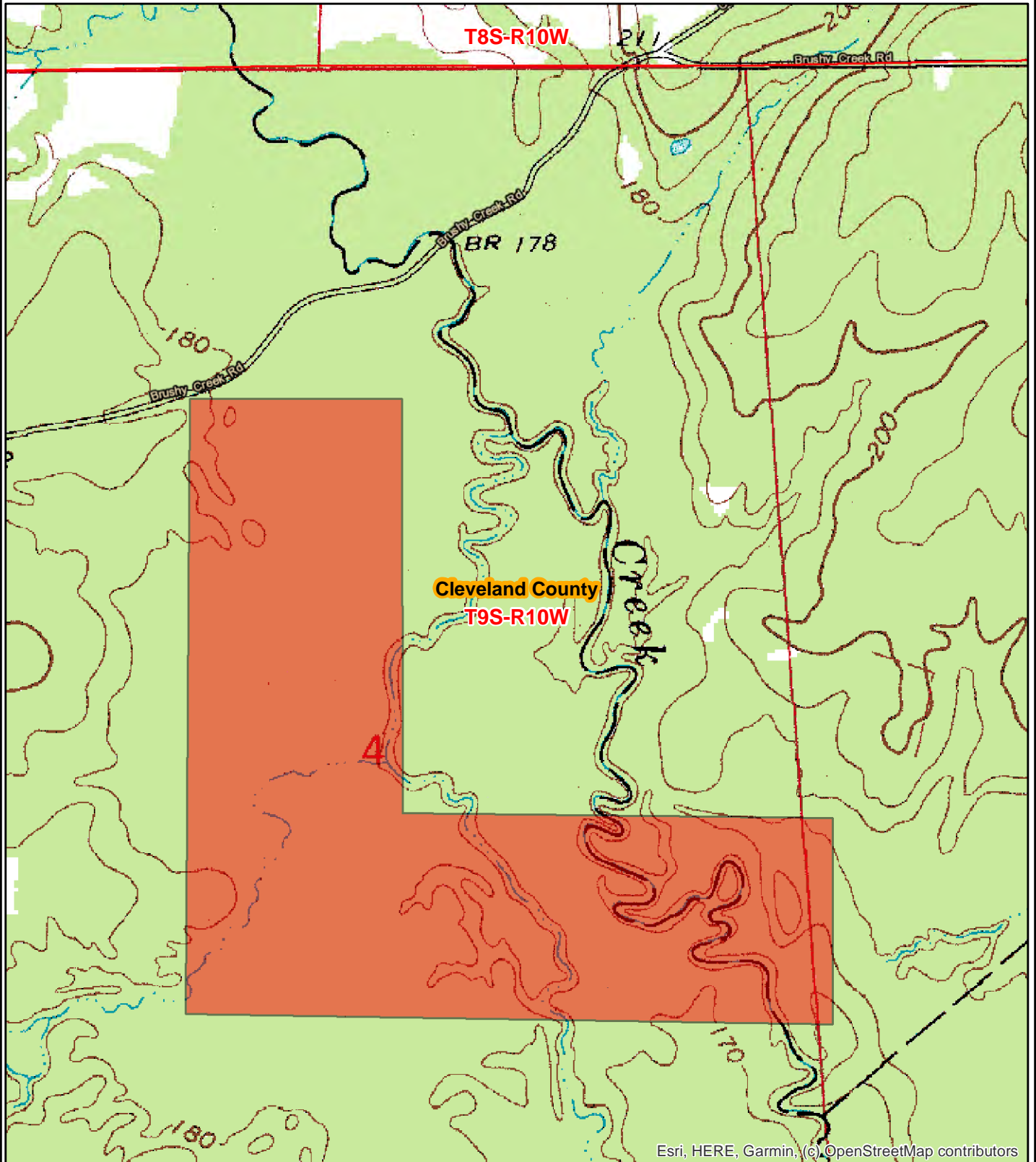
Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Esri, HERE, Garmin, (c) OpenStreetMap contributors

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Rison Tract - Timber Volume Estimates

Stratum: Merchantable

Acres: 48

Plots: 43

Cruiser: JDT

Cruise Date: 06/07/2021

Cruise Type: Point

Plot Size/BAF: 15.00

Red Oak

Product	Stratum Total				Per Acre				Average Tree	
	Trees	Tons	Doyle BF	BA	Trees	Tons	Doyle BF	DBH	Height	
Sawtimber	168	248	34,507	8.2	4	5.2	718.9	20.3	24.0	
Class Total	168	248	34,507	8.2	4	5.2	718.9	20.3	24.0	

Pine

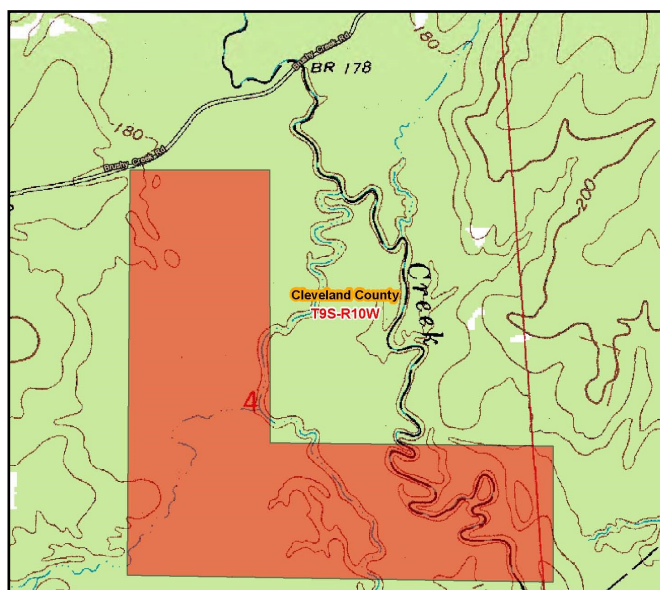
Product	Stratum Total				Per Acre				Average Tree	
	Trees	Tons	Doyle BF	BA	Trees	Tons	Doyle BF	DBH	Height	
Sawtimber	183	298	50,610	7.0	4	6.2	1,054.4	17.9	39.7	
Chip-N-Saw	37	18	1,575	0.5	1	0.4	32.8	11.0	30.1	
Pulpwood	111	78	0	1.7	2	1.6	0.0	11.4	46.8	
Topwood	0	85	0	0.0	0	1.8	0.0	0.0	0.0	
Class Total	330	479	52,186	9.2	7	10.0	1,087.2	14.9	41.0	

Misc. Hardwood

Product	Stratum Total				Per Acre				Average Tree	
	Trees	Tons	Doyle BF	BA	Trees	Tons	Doyle BF	DBH	Height	
Sawtimber	367	472	64,119	15.0	8	9.8	1,335.8	18.6	27.4	
Pulpwood	3,969	1,121	0	34.8	83	23.3	0.0	8.4	28.8	
Class Total	4,336	1,593	64,119	49.8	90	33.2	1,335.8	9.3	28.7	

Cypress

Product	Stratum Total				Per Acre				Average Tree	
	Trees	Tons	Doyle BF	BA	Trees	Tons	Doyle BF	DBH	Height	
Sawtimber	73	152	26,059	4.4	2	3.2	542.9	22.4	32.5	
Pulpwood	201	69	0	2.2	4	1.4	0.0	9.7	29.9	
Class Total	274	221	26,059	6.7	6	4.6	542.9	13.1	30.6	
StratumTotal	5,108	2,541	176,871	73.9	106	52.9	3,684.8	10.2	29.4	



ADDITIONAL TIMBER VOLUME REPORT



Kingwood Forestry Services
No. 4 Executive Circle
Arkadelphia, AR 71923

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Rison Tract - Timber Volume Estimates

Stratum: Merchantable

Acres: 48

Plots: 43

Cruiser: JDT

Cruise Date: 06/07/2021

Cruise Type: Point

Plot Size/BAF: 15.00

Red Oak

<i>Product</i>	<i>Stratum Total</i>			<i>BA</i>	<i>Per Acre</i>			<i>Average Tree</i>	
	<i>Trees</i>	<i>Tons</i>	<i>Doyle BF</i>		<i>Trees</i>	<i>Tons</i>	<i>Doyle BF</i>	<i>DBH</i>	<i>Height</i>
Red Oak Spp.									
Sawtimber	168	248	34,507	8.2	4	5.2	718.9	20.3	24.0
Group Total	168	248	34,507	8.2	4	5.2	718.9	20.3	24.0
Class Total	168	248	34,507	8.2	4	5.2	718.9	20.3	24.0

Pine

<i>Product</i>	<i>Stratum Total</i>			<i>BA</i>	<i>Per Acre</i>			<i>Average Tree</i>	
	<i>Trees</i>	<i>Tons</i>	<i>Doyle BF</i>		<i>Trees</i>	<i>Tons</i>	<i>Doyle BF</i>	<i>DBH</i>	<i>Height</i>
Natural Lob									
Sawtimber	183	298	50,610	7.0	4	6.2	1,054.4	17.9	39.7
Chip-N-Saw	37	18	1,575	0.5	1	0.4	32.8	11.0	30.1
Pulpwood	111	78	0	1.7	2	1.6	0.0	11.4	46.8
Topwood	0	85	0	0.0	0	1.8	0.0	0.0	0.0
Group Total	330	479	52,186	9.2	7	10.0	1,087.2	14.9	41.0
Class Total	330	479	52,186	9.2	7	10.0	1,087.2	14.9	41.0

Misc. Hardwood

<i>Product</i>	<i>Stratum Total</i>			<i>BA</i>	<i>Per Acre</i>			<i>Average Tree</i>	
	<i>Trees</i>	<i>Tons</i>	<i>Doyle BF</i>		<i>Trees</i>	<i>Tons</i>	<i>Doyle BF</i>	<i>DBH</i>	<i>Height</i>
Misc. Hardwood									
Sawtimber	161	157	20,566	5.9	3	3.3	428.5	17.7	21.5
Pulpwood	3,969	1,121	0	34.8	83	23.3	0.0	8.4	28.8
Group Total	4,129	1,278	20,566	40.7	86	26.6	428.5	8.8	28.5
Sweetgum									
Sawtimber	206	315	43,552	9.1	4	6.6	907.3	19.4	32.0
Group Total	206	315	43,552	9.1	4	6.6	907.3	19.4	32.0
Class Total	4,336	1,593	64,119	49.8	90	33.2	1,335.8	9.3	28.7

Cypress

<i>Product</i>	<i>Stratum Total</i>			<i>BA</i>	<i>Per Acre</i>			<i>Average Tree</i>	
	<i>Trees</i>	<i>Tons</i>	<i>Doyle BF</i>		<i>Trees</i>	<i>Tons</i>	<i>Doyle BF</i>	<i>DBH</i>	<i>Height</i>

Rison Tract - Timber Volume Estimates

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Cruiser: JDT

Cruise Date: 06/07/2021

Cruise Type: Point

Plot Size/BAF: 15.00

Cypress

Product	Stratum Total			Per Acre				Average Tree	
	Trees	Tons	Doyle BF	BA	Trees	Tons	Doyle BF	DBH	Height
Cypress									
Sawtimber	73	152	26,059	4.4	2	3.2	542.9	22.4	32.5
Pulpwood	201	69	0	2.2	4	1.4	0.0	9.7	29.9
Group Total	274	221	26,059	6.7	6	4.6	542.9	13.1	30.6
Class Total	274	221	26,059	6.7	6	4.6	542.9	13.1	30.6
Stratum Total	5,108	2,541	176,871	73.9	106	52.9	3,684.8	10.2	29.4

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Rison Tract - Timber Volume Estimates

Stratum: Merchantable
Acres: 48
Plots: 43.00
Cruiser: JDT

Cruise Date: 06/07/2021
Cruise Type: Point
Plot Size/BAF: 15.00

Red Oak

Red Oak Spp.		Stratum Total					Per Acre					Average Tree	
Sawtimber	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height	
	15	11	6	628	169	0.3	0	0.1	13.1	3.5	0.92	16.5	
	16	12	8	820	207	0.3	0	0.2	17.1	4.3	1.04	16.5	
	17	22	21	2,308	552	0.7	0	0.4	48.1	11.5	1.04	24.3	
	18	21	22	2,553	578	0.8	0	0.5	53.2	12.0	1.17	23.8	
	19	20	20	2,539	544	0.8	0	0.4	52.9	11.3	1.38	20.0	
	20	23	28	3,599	748	1.0	0	0.6	75.0	15.6	1.49	21.8	
	21	11	20	2,713	537	0.6	0	0.4	56.5	11.2	1.48	32.5	
	23	22	35	4,921	921	1.3	0	0.7	102.5	19.2	2.01	20.5	
	28	26	88	14,425	2,356	2.3	1	1.8	300.5	49.1	2.59	34.7	
Sawtimber Total	20.3	168	248	34,507	6,611	8.2	4	5.2	718.9	137.7	1.64	24.0	
Red Oak Spp. Total	20.3	168	248	34,507	6,611	8.2	4	5.2	718.9	137.7	1.64	24.0	
Red Oak Total	20.3	168	248	34,507	6,611	8.2	4	5.2	718.9	137.7	1.64	24.0	

Pine

Natural Lob		Stratum Total					Per Acre					Average Tree	
Sawtimber	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height	
	13	36	20	2,511	598	0.7	1	0.4	52.3	12.5	0.67	24.5	
	14	31	24	3,054	735	0.7	1	0.5	63.6	15.3	0.72	32.5	
	16	11	15	2,071	473	0.3	0	0.3	43.1	9.8	0.87	48.5	
	17	22	26	4,200	802	0.7	0	0.5	87.5	16.7	1.11	32.5	

Rison Tract - Timber Volume Estimates

Stratum: Merchantable

Acres: 48

Plots: 43.00

Cruiser: JDT

Cruise Date: 06/07/2021

Cruise Type: Point

Plot Size/BAF: 15.00

Pine

Natural Lob

Stratum Total

Per Acre

Average Tree

Sawtimber	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height
	18	9	12	2,023	383	0.3	0	0.3	42.1	8.0	1.24	32.5
	20	11	21	3,846	669	0.5	0	0.4	80.1	13.9	1.48	40.5
	21	11	29	5,151	923	0.6	0	0.6	107.3	19.2	1.46	56.5
	22	22	74	12,744	2,325	1.2	0	1.5	265.5	48.4	1.44	72.5
	23	11	24	4,576	738	0.7	0	0.5	95.3	15.4	2.03	32.5
	25	5	16	3,051	506	0.3	0	0.3	63.6	10.5	2.12	48.5
	26	11	36	7,384	1,120	0.9	0	0.7	153.8	23.3	2.48	40.5
Sawtimber Total	17.9	183	298	50,610	9,272	7.0	4	6.2	1,054.4	193.2	1.28	39.7
Chip-N-Saw	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height
	11	37	18	1,575	510	0.5	1	0.4	32.8	10.6	0.46	30.1
Chip-N-Saw Total	11.0	37	18	1,575	510	0.5	1	0.4	32.8	10.6	0.46	30.1
Pulpwood	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height
	9	38	14	0	398	0.3	1	0.3	0.0	8.3	0.00	39.9
	10	31	15	0	421	0.3	1	0.3	0.0	8.8	0.00	45.1
	12	21	16	0	459	0.3	0	0.3	0.0	9.6	0.00	50.4
	16	12	16	0	460	0.3	0	0.3	0.0	9.6	0.00	53.0
	18	9	18	0	518	0.3	0	0.4	0.0	10.8	0.00	63.5
Pulpwood Total	11.4	111	78	0	2,257	1.7	2	1.6	0.0	47.0	0.00	46.8
Topwood	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height
Topwood Total	0.0	0	85	0	2,748	0.0	0	1.8	0.0	57.3	0.00	0.0
Natural Lob Total	14.9	330	479	52,186	14,787	9.2	7	10.0	1,087.2	308.1	1.17	41.0
Pine Total	14.9	330	479	52,186	14,787	9.2	7	10.0	1,087.2	308.1	1.17	41.0

Rison Tract - Timber Volume Estimates

Stratum: Merchantable

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Cruise Date: 06/07/2021

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Misc. Hardwood

Misc. Hardwood

Stratum Total

Per Acre

Average Tree

Sawtimber	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height
	14	11	5	506	147	0.2	0	0.1	10.5	3.1	0.80	16.5
	15	22	12	1,257	338	0.6	0	0.3	26.2	7.0	0.92	16.5
	16	34	23	2,612	653	1.0	1	0.5	54.4	13.6	1.00	19.1
	17	33	28	3,377	790	1.1	1	0.6	70.4	16.5	1.08	21.8
	18	30	28	3,463	785	1.1	1	0.6	72.1	16.3	1.21	21.5
	21	7	12	1,692	335	0.3	0	0.2	35.2	7.0	1.48	32.5
	23	11	19	2,854	525	0.7	0	0.4	59.5	10.9	1.92	24.5
	26	11	30	4,804	824	0.9	0	0.6	100.1	17.2	2.27	32.5
Sawtimber Total	17.7	161	157	20,566	4,396	5.9	3	3.3	428.5	91.6	1.27	21.5
Pulpwood	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height
	5	380	27	0	774	1.1	8	0.6	0.0	16.1	0.00	21.5
	6	634	73	0	2,118	2.6	13	1.5	0.0	44.1	0.00	26.0
	7	791	126	0	3,607	4.4	16	2.6	0.0	75.1	0.00	26.1
	8	551	130	0	3,686	4.0	11	2.7	0.0	76.8	0.00	31.0
	9	377	108	0	3,057	3.5	8	2.3	0.0	63.7	0.00	29.3
	10	430	157	0	4,634	4.9	9	3.3	0.0	96.5	0.00	32.7
	11	334	146	0	4,148	4.6	7	3.0	0.0	86.4	0.00	30.3
	12	229	131	0	3,644	3.8	5	2.7	0.0	75.9	0.00	33.5
	13	117	80	0	2,270	2.3	2	1.7	0.0	47.3	0.00	35.6
	14	49	39	0	1,156	1.1	1	0.8	0.0	24.1	0.00	38.1
	15	22	21	0	622	0.6	0	0.4	0.0	13.0	0.00	39.9
	17	22	27	0	802	0.7	0	0.6	0.0	16.7	0.00	39.9
	18	11	14	0	365	0.4	0	0.3	0.0	7.6	0.00	29.4
	19	9	11	0	330	0.3	0	0.2	0.0	6.9	0.00	32.0
	22	11	30	0	892	0.6	0	0.6	0.0	18.6	0.00	58.3
Pulpwood Total	8.4	3,969	1,121	0	32,106	34.8	83	23.3	0.0	668.9	0.00	28.8
Misc. Hardwood Total	8.8	4,129	1,278	20,566	36,501	40.7	86	26.6	428.5	760.4	1.27	28.5

Rison Tract - Timber Volume Estimates

Stratum: Merchantable

Acres: 48

Plots: 43.00

Cruiser: JDT

Cruise Date: 06/07/2021

Cruise Type: Point

Plot Size/BAF: 15.00

Misc. Hardwood

Sweetgum		Stratum Total						Per Acre			Average Tree	
Sawtimber	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height
	15	25	18	1,881	497	0.6	1	0.4	39.2	10.3	0.82	24.5
	16	23	19	2,141	527	0.7	0	0.4	44.6	11.0	0.93	24.5
	17	22	22	2,641	624	0.7	0	0.5	55.0	13.0	1.00	28.6
	18	21	24	2,985	668	0.8	0	0.5	62.2	13.9	1.12	28.8
	19	22	34	4,463	957	0.9	0	0.7	93.0	19.9	1.17	36.5
	20	45	85	11,494	2,371	2.0	1	1.8	239.4	49.4	1.25	42.5
	22	11	17	2,530	479	0.6	0	0.4	52.7	10.0	1.75	24.5
	23	11	19	2,854	525	0.7	0	0.4	59.5	10.9	1.92	24.5
	26	22	64	10,560	1,796	1.7	0	1.3	220.0	37.4	2.20	36.5
	27	4	12	2,004	336	0.3	0	0.3	41.8	7.0	2.45	32.5
Sawtimber Total	19.4	206	315	43,552	8,781	9.1	4	6.6	907.3	182.9	1.33	32.0
Sweetgum Total	19.4	206	315	43,552	8,781	9.1	4	6.6	907.3	182.9	1.33	32.0
Misc. Hardwood Total	9.3	4,336	1,593	64,119	45,282	49.8	90	33.2	1,335.8	943.4	1.31	28.7

Cypress

Cypress		Stratum Total						Per Acre			Average Tree	
Sawtimber	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height
	15	22	15	1,687	446	0.6	0	0.3	35.1	9.3	0.82	24.5
	21	11	15	2,234	437	0.6	0	0.3	46.5	9.1	1.60	24.5
	23	6	11	1,808	335	0.3	0	0.2	37.7	7.0	1.78	32.5
	25	11	34	5,776	1,022	0.8	0	0.7	120.3	21.3	1.89	48.5
	26	11	28	4,804	824	0.9	0	0.6	100.1	17.2	2.27	32.5
	32	11	49	9,750	1,476	1.3	0	1.0	203.1	30.8	3.26	40.5
Sawtimber Total	22.4	73	152	26,059	4,540	4.4	2	3.2	542.9	94.6	1.92	32.5

Rison Tract - Timber Volume Estimates

Stratum: Merchantable

Acres: 48

Plots: 43.00

Cruiser: JDT

Cruise Date: 06/07/2021

Cruise Type: Point

Plot Size/BAF: 15.00

Cypress

Cypress		Stratum Total					Per Acre				Average Tree	
Pulpwood	DBH	Trees	Tons	Doyle BF	Cu. Ft. IB	BA	Trees	Tons	Doyle BF	Cu. Ft. IB	SL CFT/Ft	Height
	6	11	1	0	33	0.0	0	0.0	0.0	0.7	0.00	21.5
	7	22	4	0	107	0.1	0	0.1	0.0	2.2	0.00	28.1
	8	22	4	0	126	0.2	0	0.1	0.0	2.6	0.00	24.1
	9	11	3	0	86	0.1	0	0.1	0.0	1.8	0.00	26.8
	10	64	23	0	685	0.7	1	0.5	0.0	14.3	0.00	31.9
	11	37	15	0	455	0.5	1	0.3	0.0	9.5	0.00	30.2
	12	22	13	0	384	0.4	0	0.3	0.0	8.0	0.00	37.3
	13	11	6	0	191	0.2	0	0.1	0.0	4.0	0.00	29.4
Pulpwood Total	9.7	201	69	0	2,065	2.2	4	1.4	0.0	43.0	0.00	29.9
Cypress Total	13.1	274	221	26,059	6,605	6.7	6	4.6	542.9	137.6	1.92	30.6
Cypress Total	13.1	274	221	26,059	6,605	6.7	6	4.6	542.9	137.6	1.92	30.6
Stratum Total	10.2	5,108	2,541	176,871	73,286	73.9	106	52.9	3,684.8	1,526.8	1.38	29.4

OFFER FORM

BIG CREEK TRACT—±204.24 ACRES—LISTING #4827—CLEVELAND COUNTY, AR

Send Completed Offer Forms to us:

Mail: P.O. Box 65, Arkadelphia, AR 71923

Fax: 870-246-3341

Hand Deliver: #4 Executive Circle, Arkadelphia, AR 71923

E-mail: arkadelphia@kingwoodforestry.com

In reference to the attached Kingwood Forestry Services, Inc. Notice of Land Sale, I submit the following as an offer for the purchase of Big Creek Tract located in Cleveland County, Arkansas and further described within the Notice (see attached maps and Conditions of Sale). The tract is listed for sale for \$255,000.00.

My offer will remain valid for five (5) business days. If my offer is accepted, I am ready, willing, able and obligated to execute a Contract of Sale within seven (7) business days of owner's acceptance with earnest money in the amount of five percent (5%) of purchase price. Closing date to occur within forty-five (45) days of contract execution. I have read and understand the Method of Sale and Conditions of Sale sections within this notice.

Send offer form to: Kingwood Forestry Services, Inc.
P.O. Box 65, Arkadelphia, AR 71923 or fax to 870-246-3341
E-mail completed Offer Form to Arkadelphia@kingwoodforestry.com

Big Creek Tract (Listing #4827—204.24± Acres): \$ _____

Date: _____ **Fax No.:** _____

Company: _____ **Phone No.:** _____
Printed

Name: _____ **Name:** _____
Printed Signed

Address: _____
Street City, State, Zip

Email: _____

* Buyer acknowledges that Kingwood Forestry Services, Inc., is the agent of the seller in this land sale transaction.*

AREA BELOW FOR KINGWOOD USE ONLY

Offer Acknowledged by Agent / Broker: _____
Name Date

